

Bountiful City
Administrative Committee Minutes
September 28, 2009
5:00 P.M.

Present: Chairman, Aric Jensen; Committee Member John “Marc” Knight; Assistant City Engineer, Lloyd Cheney; Assistant Planner Dustin Wright and Recording Secretary Cindy Gruendell.

1. Chairman Jensen opened the meeting at 5:23 p.m.

2. Consider approval of minutes for September 8, 2009.

Mr. Cheney made a motion to approve the minutes for September 8, 2009 as written. Mr. Knight seconded the motion. Voting was unanimous in favor.

The applicant for item #3 was not present; Chairman Jensen moved to Item #4.

4. Approval of the Conditional Use Permit letter for a Lawn Care Business at 2010 South Davis Blvd., applicant Trevor Ellis, Team Lawn Care.

Mr. Cheney made a motion to approve the Conditional Use Permit letter for a Lawn Care Business at 2010 South Davis Blvd. for Team Lawn Care. Mr. Knight seconded the motion. Voting was unanimous in favor.

The Committee went ahead with hearing item #3 even though the applicant was not present at 5:25 pm.

3. Consider a Lot Line Adjustment at 2856, & 2884 S. Wood Hollow Way, Maple Hills No. 2, Plat D, Lots 123 & 124, applicant, Ted Mason.

Mr. Wright presented the staff report. The owners of the subject lots would like to amend their lot boundaries to fix existing slope issues and to accommodate new development.

The owner of Lot 124 would like to construct an addition on the south side and needs the

property line adjusted to meet side yard setbacks. Lot 123 currently has a steep driveway that slopes back toward the house. This lot line adjustment would add a downhill section of Lot 124, allowing the owners of Lot 123 to construct one side of their driveway with a positive slope to the street. The proposed lot line adjustment will maintain compliance pertaining to required lot widths, lot sizes, and setbacks.

Based on the findings, staff recommends approval of the proposed lot line adjustment.

Mr. Jensen explained the proposed drainage for the lot. He explained that the property owner will have to shift his drive approach in order to not exceed the maximum allowed width for a drive approach.

The Committee discussed that easements will need to be recorded to match the proposed lot line adjustment.

There was a prior lot line adjustment done in 1988 between Lot 123 and Lot 122 but was not recorded with the City. Mr. Jensen asked that this lot line adjustment be included in the approval.

Mr. Cheney made a motion to approve the Lot Line Adjustment Maple Hills No. 2, Plat D, Lots 122, 123 & 124 with the stipulation made by staff and the two added by the Committee; drive approach and easements. Mr. Knight seconded the motion. Voting was unanimous in favor.

5. Discuss miscellaneous business.

Mr. Cheney suggested that it be required that the property owners appear instead of an agent. The Committee members all agreed that in the future the property owners should be present at the meetings.

There were no other items and the meeting adjourned at 5:35 p.m.